

Negative Impacts of Current
"Minimum Net Lot Area" Rules
In Sunnyvale

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PLANNING DIVISION

Probably hundreds (likely much more) of residential units in multi-family buildings would be eliminated from Sunnyvale's housing stock if they were to be re-built today.

This fact is due mainly to the most recent "Minimum Net Lot Area" rule, implemented approximately 8 years ago. This rule increased the minimum lot area required to the following square footages: duplex 6,500, tri-plex 7,200, and 4-plex 8,000.

Even if properties were able to meet all current requirements such as parking, setback, floor area ratio, lot coverage, etc., the increased "minimum lot area" rule alone would dramatically limit the number of units that could be re-built. (See "Example of Units Lost") Note: Many of the multi-family buildings in the example had already been affected by a previous, density limiting rule change requiring "1,800 sq. ft. of lot space per unit"

All of the buildings referred to in the example are in the proper R-3 multi-family zoning district, and, were built legally when originally constructed. The "minimum lot size" rule has caused all but one of these buildings to become "non-conforming". I reviewed two other areas in town, both also had severe loss of units results.

Additionally, these smaller buildings are the least expensive way to buy on a per unit basis, making them a viable alternative for housing ownership. I know at least 5 of the 24 multi-family buildings on my street have been occupied by the owner(s).

Current FAR, lot coverage, parking requirements, and the "1,800 sq. ft. of lot space per unit" rule, etc., are restrictive enough on their own to ensure the look of, and, how dense an area can be built. Eliminating a significant amount of rental and first time buyer opportunities in today's high priced market is probably not overall beneficial. The "Minimum Net Lot Area" rule should be revisited and, I believe, adjusted to a previous standard.

3/13/06

Thank You. 883 Blair Av. #3 (408)737-2391
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Example of Units Lost
(Blair Ave. Sunnyvale)

<u>Address</u> (Blair Av.)	<u>Current # Units</u>	<u>Lot Size</u> (Sq. Ft.)	<u>Units Lost due to 1st</u> <u>Density Rule Change</u> ("1,800 Sq. Ft. of Lot Area Needed per Unit")	<u>Units Lost Due to 2nd,</u> <u>More Restrictive,</u> <u>Rule Change</u> ("Minimum Lot Size")
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Duplex: 6,500 Sq. ft
Triplex: 7,200 Sq. ft
Four-plex: 8,000
Sq.ft

825	4	7299	0	1
828	3	5705	0	2
829	4	6897	1	2
832	3	5705	0	2
833	4	6897	1	2
836	3	5207	1	2
837	4	6294	1	3
840	3	5205	1	2
841	4	6050	1	3
845	5	6050	2	4
848	7	11000	1	1
849	5	7502	1	2
852	5	5821	2	4
853	5	6678	2	3
858	4	5700	1	3
859	5	6450	2	4
864	4	5700	1	3
865	3	6400	0	2
870	3	6732	0	1
871	3	6598	0	1
875	3	6656	0	1
883	4	7347	0	1
888	3	5491	0	2
889	4	8009	0	0

Total	95		18 (19%)	51 (54%)
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